

Notices of Election and Demand Filed in Weld County

From January 23, 2023 Through January 27, 2023

Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: 23-0017

NED Date: 01/23/2023 **Reception #:** 4877868
Original Sale Date: 05/24/2023
Deed of Trust Date: 10/09/2018 **Recording Date:** 10/11/2018 **Reception #:** 4437983
Re-Recording Date **Re-Recorded #:**

Legal: LOT 11, BLOCK 1, GOODNER SUBDIVISION FIRST FILING, TOWN OF LASALLE, COUNTY OF WELD, STATE OF COLORADO.

Address: 200 E Union Ave, La Salle, CO 80645-3144

Original Note Amt: \$261,900.00 **LoanType:** Conventional Residential **Interest Rate:** 5.000
Current Amount: \$249,704.72 **As Of:** 01/11/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CALIBER HOME LOANS, INC.
Current Owner: David Mejia Hernandez and Ayme Quiroz Solorzano
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Caliber Home Loans, Inc., Its Successors and Assigns
Grantor (Borrower On Deed of Trust): David Mejia Hernandez and Ayme Quiroz Solorzano

Publication: Greeley Tribune **First Publication Date:** 03/31/2023
Last Publication Date: 04/28/2023
Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-23-951265-LL **Phone:** (877)369-6122 **Fax:** (866)894-7369

Foreclosure Number: 23-0018

NED Date: 01/23/2023 **Reception #:** 4877869
Original Sale Date: 05/24/2023
Deed of Trust Date: 02/13/2006 **Recording Date:** 02/23/2006 **Reception #:** 3365306
Re-Recording Date 03/22/2006 **Re-Recorded #:** 3372659

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 20952 WELD COUNTY ROAD 33, LA SALLE, CO 80645

Original Note Amt: \$83,422.68 **LoanType:** Conventional **Interest Rate:** 6.76
Current Amount: \$30,180.39 **As Of:** 01/04/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): WELLS FARGO USA HOLDINGS, INC.
Current Owner: BENITA HERNANDEZ AND PATRESIO R. HERNANDEZ
Grantee (Lender On Deed of Trust): WELLS FARGO FINANCIAL COLORADO, INC.
Grantor (Borrower On Deed of Trust): ANTHONY HERNANDEZ, BENITA HERNANDEZ AND PABLO EREBIA

Publication: Greeley Tribune **First Publication Date:** 03/31/2023
Last Publication Date: 04/28/2023
Attorney for Beneficiary: Janeway Law Firm, P.C.
Attorney File Number: 22-028348 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Notices of Election and Demand Filed in Weld County

From January 23, 2023 Through January 27, 2023

Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: 23-0019

NED Date: 01/23/2023 **Reception #:** 4877870
Original Sale Date: 05/24/2023
Deed of Trust Date: 06/19/2006 **Recording Date:** 06/28/2006 **Reception #:** 3399182
Re-Recording Date **Re-Recorded #:**

Legal: LOT 20, BLOCK 14, SIXTH ADDITION TO EDWARDS HOMES, CITY OF GREELEY, WELD COUNTY, STATE OF COLORADO.

Address: 414 37th Ave, Greeley, CO 80634-1613

Original Note Amt: \$132,000.00 **LoanType:** FNMA **Interest Rate:** 6.875
Current Amount: \$100,248.12 **As Of:** 01/13/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Nationstar Mortgage LLC
Current Owner: Felipe Ramirez & Maria Edith Ramirez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Countrywide Home Loans, Inc., its successors and assigns
Grantor (Borrower On Deed of Trust): Felipe Ramirez & Maria Edith Ramirez

Publication: Greeley Tribune **First Publication Date:** 03/31/2023
Last Publication Date: 04/28/2023
Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.
Attorney File Number: CO21266 **Phone:** (303) 27-40155 **Fax:** (303) 27-40159

Foreclosure Number: 23-0020

NED Date: 01/24/2023 **Reception #:** 4878147
Original Sale Date: 05/24/2023
Deed of Trust Date: 10/26/2021 **Recording Date:** 11/01/2021 **Reception #:** 4771563
Re-Recording Date **Re-Recorded #:**

Legal: LOT 26, BLOCK 10, OAK MEADOWS P.U.D. FILING 2, COUNTY OF WELD, STATE OF COLORADO.

Address: 6301 Utica Avenue, Firestone, CO 80504

Original Note Amt: \$436,456.00 **LoanType:** FHA **Interest Rate:** 3.75
Current Amount: \$430,465.13 **As Of:** 01/18/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): Village Capital & Investment, LLC
Current Owner: Chelsey Barrett
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for American Financing Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust): Chelsey Barrett

Publication: Greeley Tribune **First Publication Date:** 03/31/2023
Last Publication Date: 04/28/2023
Attorney for Beneficiary: Messner & Reeves, LLC
Attorney File Number: 11070.0003 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Notices of Election and Demand Filed in Weld County

From January 23, 2023 Through January 27, 2023

Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: 23-0021

NED Date:	01/25/2023	Reception #:	4878405		
Original Sale Date:	05/24/2023				
Deed of Trust Date:	01/30/2015	Recording Date:	02/03/2015	Reception #:	4080476
		Re-Recording Date		Re-Recorded #:	

Legal: Attached as Exhibit A

Address: 6603 W 3rd St Unit S1-1910, Greeley, CO 80634

Original Note Amt:	\$170,145.00	LoanType:	VA	Interest Rate:	3.625
Current Amount:	\$151,847.36	As Of:	06/01/2020	Interest Type:	Fixed

Current Lender (Beneficiary):	U.S. Bank National Association
Current Owner:	Gilbert M. Torres
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns
Grantor (Borrower On Deed of Trust)	Gilbert M. Torres

Publication:	Greeley Tribune	First Publication Date:	03/31/2023
		Last Publication Date:	04/28/2023

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.

Attorney File Number:	CO11602	Phone:	(303) 27-40155	Fax:	(303) 27-40159
------------------------------	---------	---------------	----------------	-------------	----------------

Foreclosure Number: 23-0022

NED Date:	01/25/2023	Reception #:	4878406		
Original Sale Date:	05/24/2023				
Deed of Trust Date:	07/20/2021	Recording Date:	07/30/2021	Reception #:	4740867
		Re-Recording Date		Re-Recorded #:	

Legal: Lot 13, Block 2, Russell Subdivision Amended plat, Town of Firestone, County of Weld, State of Colorado.

Address: 138 Jackson Dr, Firestone, CO 80520

Original Note Amt:	\$223,538.00	LoanType:	FHA	Interest Rate:	2.990
Current Amount:	\$219,340.17	As Of:	07/01/2022	Interest Type:	Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Henry Mendez Jr. and Pamela Mendez
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lakeview Community Capital, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Henry Mendez Jr. and Pamela Mendez

Publication:	Greeley Tribune	First Publication Date:	03/31/2023
		Last Publication Date:	04/28/2023

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.

Attorney File Number:	CO21377	Phone:	(303) 27-40155	Fax:	(303) 27-40159
------------------------------	---------	---------------	----------------	-------------	----------------

Notices of Election and Demand Filed in Weld County

From January 23, 2023 Through January 27, 2023

Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: 23-0023

NED Date: 01/25/2023 **Reception #:** 4878407
Original Sale Date: 05/24/2023
Deed of Trust Date: 08/27/2016 **Recording Date:** 09/16/2016 **Reception #:** 4237157
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 19, BLUE LAKE SUBDIVISION, FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

Address: 424 VISTA BOULEVARD, LOCHBUIE, CO 80603

Original Note Amt: \$252,246.00 **LoanType:** FHA **Interest Rate:** 3.875
Current Amount: \$194,740.28 **As Of:** 09/01/2022 **Interest Type:** Fixed

Current Lender (Beneficiary): LAKEVIEW LOAN SERVICING, LLC
Current Owner: VERN A WINSLOW
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR LOANDEPOT.COM, LLC DBA IMORTGAGE
Grantor (Borrower On Deed of Trust) VERN A. WINSLOW

Publication: Greeley Tribune **First Publication Date:** 03/31/2023
Last Publication Date: 04/28/2023
Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009707464 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: 23-0024

NED Date: 01/26/2023 **Reception #:** 4878713
Original Sale Date: 05/31/2023
Deed of Trust Date: 09/29/2020 **Recording Date:** 10/09/2020 **Reception #:** 4638732
Re-Recording Date **Re-Recorded #:**

Legal: LOT 10, BLOCK 7, EVANS PLACE FILING 1 SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

Address: 208 N. Stewart Street, Keenesburg, CO 80643

Original Note Amt: \$315,876.00 **LoanType:** VA **Interest Rate:** 3.125
Current Amount: \$313,209.42 **As Of:** 01/19/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): CrossCountry Mortgage, LLC
Current Owner: J. Paul Childress and Frances Childress
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as beneficiary, as nominee for CrossCountry
Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) J. Paul Childress and Frances Childress

Publication: Greeley Tribune **First Publication Date:** 04/07/2023
Last Publication Date: 05/05/2023
Attorney for Beneficiary: Messner & Reeves, LLC
Attorney File Number: 8014.0136 **Phone:** (303) 62-31800 **Fax:** (303) 62-30552

Notices of Election and Demand Filed in Weld County

From January 23, 2023 Through January 27, 2023

**Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.**

Foreclosure Number: 23-0025

NED Date: 01/27/2023

Reception #: 4878905

Original Sale Date: 05/31/2023

Deed of Trust Date: 12/06/2019

Recording Date: 12/11/2019

Reception #: 4548937

Re-Recording Date

Re-Recorded #:

Legal: LOT 1, BLOCK 2, AUTUMN VALLEY RANCH SUBDIVISION FILING NO. 3, COUNTY OF WELD, STATE OF COLORADO.

Address: 1145 Sherman Drive, Dacono, CO 80514

Original Note Amt: \$360,535.00

LoanType: FHA

Interest Rate: 5.125

Current Amount: \$355,777.83

As Of: 01/20/2023

Interest Type: Fixed

Current Lender (Beneficiary):	Lakeview Loan Servicing, LLC
Current Owner:	Kyle Schielke and Reed Schielke
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Inspire Home Loans Inc., its successors and assigns
Grantor (Borrower On Deed of Trust)	Kyle Schielke and Reed Schielke

Publication: Greeley Tribune

First Publication Date: 04/07/2023

Last Publication Date: 05/05/2023

Attorney for Beneficiary: HALLIDAY, WATKINS & MANN, P.C.

Attorney File Number: CO21292

Phone: (303) 27-40155

Fax: (303) 27-40159

Notices of Election and Demand Filed in Weld County

From January 23, 2023 Through January 27, 2023

Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports. You should conduct your own due diligence.

Foreclosure Number: 23-0026

NED Date: 01/27/2023

Reception #: 4878906

Original Sale Date: 05/31/2023

Deed of Trust Date: 07/20/2005

Recording Date: 07/27/2005

Reception #: 3306685

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 5, T-BONE RANCH SUBDIVISION SECOND FILING, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Address: 3178 51St Avenue, Greeley, CO 80634

Original Note Amt: \$163,200.00

LoanType: Conventional

Interest Rate: 3.875

Current Amount: \$106,768.61

As Of: 01/19/2023

Interest Type: Adjustable

Current Lender (Beneficiary): US BANK NATIONAL ASSOCIATION, as Trustee relating to Chevy Chase Funding LLC
Mortgage Backed Certificates Series 2006-2

Current Owner: Richard K. Bauer

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CHEVY CHASE BANK, F.S.B., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Richard K. Bauer

Publication: Greeley Tribune

First Publication Date: 04/07/2023

Last Publication Date: 05/05/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 22-028955

Phone: (303)706-9990

Fax: (303)706-9994

Notices of Election and Demand Filed in Weld County

From January 23, 2023 Through January 27, 2023

**Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.**

Foreclosure Number: 23-0027

NED Date: 01/27/2023

Reception #: 4878907

Original Sale Date: 05/31/2023

Deed of Trust Date: 06/02/2021

Recording Date: 06/08/2021

Reception #: 4723168

Re-Recording Date

Re-Recorded #:

Legal: LOT 3, BLOCK 9, BROADVIEW ACRES FIFTH ADDITION, COUNTY OF WELD, STATE OF COLORADO.

APN #: 095901312012

Address: 2812 West 5th Street, Greeley, CO 80634

Original Note Amt: \$333,841.00

LoanType: FHA

Interest Rate: 3

Current Amount: \$326,280.72

As Of: 01/20/2023

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Shawn Pulley
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Shawn Pulley

Publication: Greeley Tribune

First Publication Date: 04/07/2023

Last Publication Date: 05/05/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 23-029182

Phone: (303)706-9990

Fax: (303)706-9994